



4 The Old Telephone Exchange



Newton Abbot Train Station 0.25 miles,
A380 (Penn Inn) 0.75 miles, Exeter 17
miles.

This contemporary well-presented first floor apartment must be viewed to appreciate its scope and originality.

- Attractive Conversion
- Close To Amenities
- First Floor Apartment
- 1416 sqft Of Accommodation
- Triple Aspect Kitchen / Diner
- 3 Bedrooms
- Master En-suite
- Allocated Parking
- Leasehold With Share Of Freehold
- Council Tax Band D

Offers In Excess Of
£250,000

SITUATION

The property is situated in the Town Centre and within walking distance of a wide range of shops, restaurants and cafes. The market town of Newton Abbot also offers a wide range of supermarkets, a hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Apartment 4 is situated within the former telephone exchange which currently comprises six contemporary apartments. Number 4 enjoys well presented accommodation including three bedrooms and ample reception space as well as allocated parking.

ACCOMMODATION

The accommodation enjoys a well proportioned reception room with attractive curved walls and full height windows allowing plenty of light into the spacious sitting room.

The light and airy kitchen / dining room with its impressive vaulted ceiling and triple aspect windows is a convivial cooking and entertaining area. It is fitted with white units and a range of appliances and complemented by a freestanding island with ample space for the dining table.

There are three double bedrooms, the master bedroom enjoying an en-suite comprising shower, wash basin and WC. There is a family bathroom with shower over bath, wash basin and WC.

The spacious 3rd bedroom with vaulted ceiling and wide oak window sills is currently

a family room / study with fitted shelves and cupboards and offers a range of possibilities.

OUTSIDE

Within the courtyard is an allocated parking space for one car.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating.

TENURE

Leasehold with share of the freehold.

Term of 999 years from 19th December 2005. The annual service charge for the property is £2,188.92 which includes buildings insurance and upkeep of communal areas. There is an annual ground rent of £75 per annum set to increase after the first 125 years of the lease.

VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

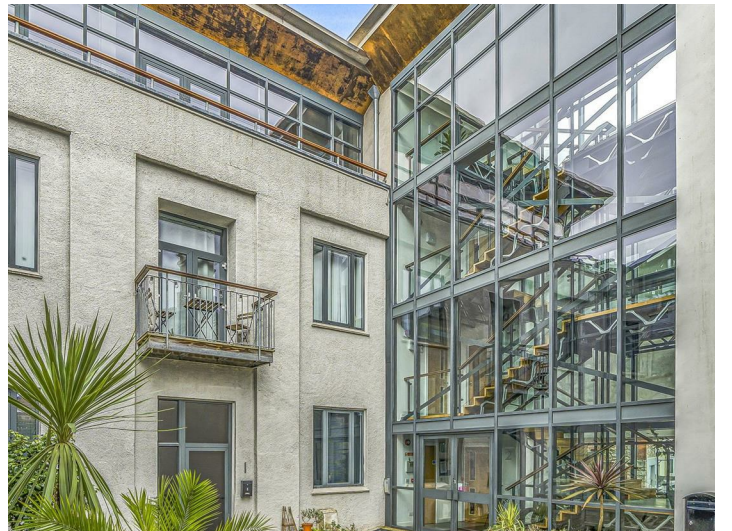
INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

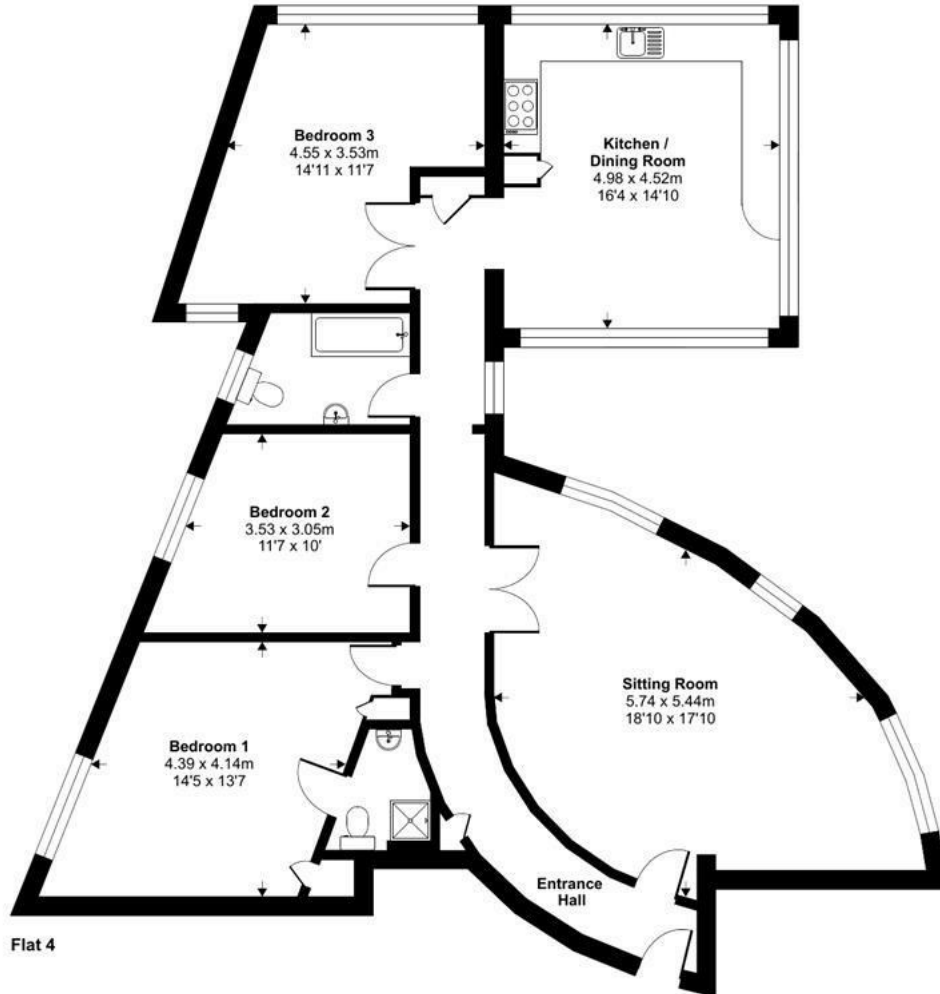
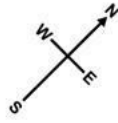
DIRECTIONS

From Newton Abbot Train Station, proceed on the B3195 towards the Town Centre. After 200 yards, turn right to continue on the B3195 and take the first left after the first set of traffic lights onto Lemon Place. The entrance to the courtyard is the first on the left after 100ft.

what3words: views.spices.live



Approximate Area = 1416 sq ft / 131.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 943980.

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

EU Directive 2002/91/EC

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